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**CITY OF GAITHERSBURG
MINUTES OF THE MAY 15, 2006
HISTORIC DISTRICT COMMISSION MEETING**

A meeting of the Historic District Commission was called to order at 9:01 p.m., Chair Katz presiding. Commissioners present: Alster, Edens, Marraffa, Schlichting and Sesma. Staff present: City Manager Humpton, Planners Patula and Marsh, City Attorney Borten and Administrative Assistant Stokes.

APPROVAL OF MINUTES

Motion was made by Commissioner Marraffa, seconded by Commissioner Sesma, that the minutes of a Historic District Commission meeting held May 1, 2006, be approved.

Vote: 6-0

CERTIFICATE OF APPROVAL

HAWP-98 (Retroactive) Applicant: Elizabeth Dolan, 106 Meem Avenue, Tree Removal

Motion was made by Historic District Commissioner Edens, seconded by Commissioner Alster, that the Historic District Commission, GRANT APPROVAL OF HAWP-98 (Retroactive) AND ISSUE THE CERTIFICATE OF APPROVAL, FINDING, BASED ON THE RECORD BEFORE HISTORIC PRESERVATION ADVISORY COMMITTEE (HPAC) AND FOR THE REASONS ARTICULATED BY HPAC, THAT THE APPLICATION MEETS THE SECRETARY OF INTERIOR STANDARDS HUMBER ONE.

Vote: 6-0

TAX CREDITS

- **TCE-54, Arthur and Ann Ferguson, 19 Walker Avenue**
- **TCE-55, Robert and Cathy Drzyzgula, 16 Walker Avenue**

Planner Patula stated that at the May 4, 2006 meeting of the Historic Preservation Advisory Committee (HPAC), the above two tax credit applications were reviewed and found to meet the criteria for the Montgomery County Ten Percent Property Tax Credit. She further stated that the HPAC also recommended that the format for the proposal/bill for TCE-54, be itemized.

Motion was made by Historic District Commissioner Alster, seconded by Commissioner Marraffa, that TAX CREDIT APPLICATION TCE-54, be approved.

Vote: 6-0

Motion was made by Historic District Commissioner Alster, seconded by Commissioner Marraffa, that TAX CREDIT APPLICATION TCE-55, be approved.

Vote: 6-0

POLICY DISCUSSION

Applicant: Brian Cameron, Representing 13 Park Avenue, LLC, Demolition Request for 13 Park Avenue (Boland House)

Planner Patula stated that the applicant filed a request for demolition in March 22, 2006, and currently the building is occupied by Camson Construction, Inc. She further stated that the application was forwarded to the Historic Preservation Advisory Committee (HPAC) in accordance with Section 24-231.1 of the City Code. Following a visit of the site by HPAC members, staff and representatives from Camson Construction, it was determined that the building is in excellent condition, but lacks up-to-date ADA requirements. Mrs. Patula stated that HPAC received the Maryland Historic Trust Inventory information, evaluated the site using the criteria for historic designation in Section 24-226 of the City Code, and unanimously found that the site does not meet any of the criteria for designation as a local historic site. She stated that the Historic District Commission (HDC) has the option of approving the demolition permit or holding a public hearing to receive additional information. If the HDC approves the demolition, HPAC has requested a courtesy review of proposed new construction to ensure compatibility of the surrounding structures. In response to a question, Mr. Cameron responded that if the demolition is approved, it would be replaced with a structure that is suitable with the current office use. Commissioner Alster expressed concern with the compatibility of the new structure, existing streetscape and adjacent structures. City Attorney Borten stated that HPAC will address the concerns during courtesy review, if the demolition is approved.

Motion was made by Historic District Commissioner Edens, seconded by Commissioner Marraffa, that the DEMOLITION REQUEST OF THE BOLAND HOUSE, 13 PARK AVENUE, be approved with the condition that HPAC conducts a courtesy review to make recommendations to the Planning Commission.

Vote: 6-0

ADJOURNMENT

There being no further business to come before the Historic District Commission, the meeting was duly adjourned at 9:14 p.m.

Respectfully submitted,

Doris R. Stokes

Administrative Assistant